

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23	-25	CORNELL ST, ARLINGTON

OWNERSHIP

OWNERSHIP			Unit #:	
Owner 1:	GAZZA JOAN D/ LIFE ESTATE			
Owner 2:				
Owner 3:				
Street 1:	23 CORNELL ST			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry:		Own Occ: Y
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1:	GAZZA JOAN D -		
Owner 2:	-		
Street 1:	23 CORNELL ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Crtry:	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2180 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land
104	Two Family		4500		Sq. Ft.	Site

Total AC/HA:	0.10331	Total SF/SM:	4500	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON		Total:	443,999	Spl Credit		Total:	444,000
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4500.000	496,200	300	444,000	940,500
Total Card	0.103	496,200	300	444,000	940,500
Total Parcel	0.103	496,200	300	444,000	940,500
Source: Market Adj Cost	Total Value per SQ unit /Card:			431.42	/Parcel: 431.4

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	496,200	300	4,500.	444,000	940,500	940,500	Year End Roll	12/18/2019
2019	104	FV	371,400	400	4,500.	471,800	843,600	843,600	Year End Roll	1/3/2019
2018	104	FV	371,400	400	4,500.	344,100	715,900	715,900	Year End Roll	12/20/2017
2017	104	FV	348,900	400	4,500.	299,700	649,000	649,000	Year End Roll	1/3/2017
2016	104	FV	348,900	400	4,500.	255,300	604,600	604,600	Year End	1/4/2016
2015	104	FV	311,900	400	4,500.	249,800	562,100	562,100	Year End Roll	12/11/2014
2014	104	FV	311,900	400	4,500.	205,400	517,700	517,700	Year End Roll	12/16/2013
2013	104	FV	324,200	400	4,500.	195,400	520,000	520,000		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
GAZZA JOAN D,	76253-504	1	11/24/2020	Convenience	1	No	No	
GAZZA RICHARD F	71443-374	1	8/8/2018	Convenience	1	No	No	
GAZZA RICHARD F	48249-379		9/29/2008	Family	100	No	No	
GHIOZZI JOHN	48249-379		9/29/2006	Family	100	No	No	
OLEY EDWIN J/LI	45275-114		5/27/2005		625,000	No	No	
OLEY EDWIN J-T	35844-562		7/5/2002	Family	10	No	No	
OLEY SOPHIE	22119-527		6/12/1992		1	No	No	A

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
11/8/2018	MEAS&NOTICE	HS	Hanne S
3/27/2009	Meas/Inspect	189	PATRIOT
8/15/2005	MLS	HC	Helen Chinal
9/28/2000	Meas/Inspect	197	PATRIOT
11/1/1981		KM	

Sign:
VERIFICATION OF VISIT NOT DATA
//_/___

ed	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
999						444,000	
443,999	Spl Credit				Total:	444,000	

apro

Database: AssessPro - FY2021

2021

A photograph of a two-story white house with a large front porch. The house has white siding and a white picket fence around the porch. A blue house is visible next to it. A red car is parked in front of the blue house. A utility pole is in the foreground.